

REPORT OF THE DIRECTOR OF CHILDREN'S SERVICES

**WEST KIRBY CHILDREN'S CENTRE – PROPOSED IMPROVEMENTS TO EXISTING
CHILDREN CENTRE - SCHEME AND ESTIMATE REPORT**

EXECUTIVE SUMMARY

This report describes proposals to extend the existing West Kirby Children's Centre and build a new multi-function room as a single storey gable end extension, adjacent to the existing multi-function room. The scheme will remodel the existing multi-function room to provide a smaller multi-function room, new health room & office accommodation which will meet the needs of Extended Services at the Children's Centre. The report sets out the estimated costs of the scheme. Cabinet is asked to consider and approve the proposal.

The scheme was identified in the Children Services DCSF Quality and Access for all Young Children – Early Years Capital Grant approved by Cabinet on the 28th May 2009 and contained within the departments Capital Funding Programme for 2009/10. This report is identified as item 80 on the Forward Plan for September – December 2009.

1.0 BACKGROUND

1.1 West Kirby Children's Centre has proved to be a widely used facility, attracting families from a wide geographical reach and becoming a victim of its own success. An extension to the current facility will allow further development of extended services in an effective and co-ordinated manner. Staff based there will serve the wider geographical area, ensuring that all families can access appropriate services when needed. Some internal changes to the existing building will be needed to accommodate the new extension. This scheme is further identified in the Developing Integrated Services for Young Children and their Families, which was approved at Cabinet on the 9th December 2009 (minute 231).

2.0 PROPOSALS

2.1 The scheme comprises the construction of a single storey gable end, multi-function room extension; remodeling of the existing multi-function & health rooms to provide a small multi-function room, new health room, corridor & office accommodation.

2.2 The scale and style of the new work will be sympathetic to the existing architecture and will include all the necessary finishes, fitted furniture, heating, lighting, power, fire and intruder alarms.

2.3 The new building has been designed to be efficient and economic to operate and maintain and it is intended that the building will use as far as is economically possible, ecologically responsible materials to create a child-friendly environment.

- 2.4 The proposed scheme will also include provision to extending the existing electrical installation, heating system and ventilation to tie-in with the new extension.
- 2.5 This scheme will meet the accommodation needs of the centre for the foreseeable future and provide flexible space for both curriculum and extended services.
- 2.6 The proposed scheme will be designed to be efficient and economic to operate and maintain. It is intended that the building will use, as far as is economically possible, ecologically responsible materials in accordance with DCSF recommendations and guidance.

3.0 FINANCIAL IMPLICATIONS

- 3.1 The Estimate for this work is set out below. All costs are estimated for the commencement of construction within the second quarter of 2010.

Building costs (fixtures & fittings)	£144,481.22
Departmental Charges including:	
Professional Fees	
Clerk of Works Salary	
CDM Coordinator	
Planning and building regulation fees	£ 23,116.99
TOTAL	£167,598.21

- 3.2 The scheme will be funded from the following:-

DCSF Early Years PVI Quality & Access Capital Grant 2008 / 11
approved by Cabinet on the 28th May 2009.

£167,598.21

TOTAL £167,598.21

- 3.3 The scheme is within the Children & Young Peoples Capital programme for 2009/10 and will be funded from the DCSF Early Years PVI Quality & Access Capital Grant 2008/11.
- 3.4 It is anticipated that the scheme will go out as a single stage selective competitive tender early in 2010 and the selected contractor will commence work on site in March 2010 with anticipated completion by June/July 2010.

4.0 STAFFING IMPLICATIONS

- 4.1 The Professional Services for the scheme will be provided by staff within the Technical Services Department.
- 4.2 In accordance with the Construction (Design and Management) Regulations the Director of Technical Services is carrying out the role of CDM Coordinator.
- 4.3 There are no staffing implications for the Centre arising from this report.

5.0 EQUAL OPPORTUNITIES IMPLICATIONS

- 5.1 Access will be provided for children and adults with disabilities to all areas of the proposed new extension.
- 5.2 The scheme is designed to comply with the current recommendations for sensory impairment.
- 5.3 An accessible WC shall be available within the centre corridor area for users and staff as well as visitors.
- 5.4 There are no implications in this report specifically for women, ethnic minorities or the elderly.

6.0 COMMUNITY SAFETY IMPLICATIONS

- 6.1 The design of this project will take account of best practice to reduce the risk of crime and the local Crime Reduction Officer will be consulted.

7.0 LOCAL AGENDA 21 IMPLICATIONS

- 7.1 Thermal insulation is to be provided to meet the standards and guidelines recommended by the DCSF in the school premises regulations 1996 and part L2 of the Building Regulations. The design will also follow the BRECSU guidelines for “Energy efficient design of new buildings and extensions for schools and colleges.”
- 7.2 Low energy electrical fittings, heating controls and water saving devices will all be used as far as possible to help reduce the consumption of natural resources.
- 7.3 All timber used will be from sustainable sources regulated by the Forestry Stewardship Council.
- 7.4 The successful contractor will be encouraged to employ local labour and source materials from local suppliers once construction commences

8.0 PLANNING IMPLICATIONS

- 8.1 Planning and Building Control approval will be required for this project.

9.0 ANTI POVERTY IMPLICATIONS

9.1 There are no specific anti poverty implications within this report.

10.0 SOCIAL INCLUSION IMPLICATIONS

10.1 The new extension will assist in providing an integrated approach to children's education, which is recognized as being a key factor in determining positive educational outcomes for all children.

11.0 LOCAL MEMBER SUPPORT IMPLICATIONS

11.1 The West Kirby Children's Centre is in the West Kirby & Thurstaston ward.

12.0 BACKGROUND PAPERS

12.1 The information used in the preparation of this report is held by the Children and Young Peoples Department and no other background papers have been used in the preparation of this report with the exception of the Architects file C18660 and the Quantity Surveyors working papers.

12.2 Cabinet report dated 28th May 2009, CYPD Capital Programme 2009/10.

12.3 Cabinet report dated 9th December 2009, Children Centre's – Developing Integrated Services for Young Children and their Families.

13.0 RECOMMENDATIONS

13.1 That the Scheme and Estimate, as presented, be accepted,

13.2 That the Director of Technical Services be authorised to obtain all necessary statutory approvals for the project.

13.3 That the Director of Technical Services be authorised to seek tenders for the project.

13.4 That the Director of Children's Services use his delegated powers to accept the lowest bone-fide tender and report his acceptance of the tender to Cabinet in due course in accordance with the Council's Procurement Policy.

13.5 That Cabinet was made aware of allocations from DCSF Early Years PVI Quality & Access Capital Grant 2008/11, ahead of Cabinet approval of the main Capital Programme for 2010/11.

HOWARD COOPER
Director of Children's Services